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Taylor Engley



79 St. Johns Drive, Westham, Pevensey, East Sussex, BN24 5JD
Offers In Excess Of £330,000 Freehold

Taylor Engley are pleased to bring to the market this EXCEPTIONAL DETACHED BUNGALOW set in well maintained gardens. The property features an IMPRESSIVE OPEN PLAN KITCHEN AND ORANGERY overlooking the garden, a 16'4" lounge and a modern fitted shower room. SEALED UNIT DOUBLE GLAZING * DRIVEWAY PARKING * GAS FIRED CENTRAL HEATING. EPC = tbc



*** ENTRANCE HALL * IMPRESSIVE OPENPLAN KITCHEN/ORANGERY * LOUNGE * BEDROOM *
SHOWER ROOM * DRIVEWAY * GARDENS ***

The property is conveniently located, being within walking distance to Westham village, with the Pevensey and Westham railway station and the historic Pevensey Castle to the eastern boundary. The Langney shopping centre is approximately one and a half miles distant, whilst Eastbourne's town centre, which offers a comprehensive range of shopping facilities and mainline railway station is approximately five miles distant.



FRONT DOOR TO:

ENTRANCE HALL

Built-in storage cupboard with hanging rails, hatch to loft space with fitted ladder and light and being part boarded.

OPENPLAN KITCHEN & ORANGERY

23'10" x 20'1" narrowing to 9'9" (7.26m x 6.12m narrowing to 2.97m)

KITCHEN AREA

Fitted with a range of cream gloss fronted cupboards and drawers, integral dishwasher, washing machine and fridge freezer, wooden worksurfaces, one and a half bowl sink unit, cupboard housing the boiler, cooker with extractor hood over, larger cupboard, radiator, double glazed window with outlook to front, wooden flooring.

ORANGERY

Wooden flooring with underfloor heating, ceiling light with fan, windows to front and side overlooking the garden, ceiling lantern.

LOUNGE

16'4" x 15'5" (4.98m x 4.70m)

Double glazed window to side, radiator, feature fireplace with inset electric fire.

BEDROOM

13'3" x 11'2" (4.04m x 3.40m)

A range of built-in cupboards offers hanging and shelf space, airing cupboard housing the hot water cylinder, radiator, French doors to the orangery.

SHOWER ROOM

Suite comprising large walk-in shower, WC, washbasin with cupboards below, double glazed window to front, heated towel rail, extractor fan.

GARDENS

Beautiful well maintaining gardens to either side of the bungalow, offering lawned area, spacious patio, a good variety of mature shrubs, gate to front

access, timber summerhouse with electrics and lighting.

DRIVEWAY

BROADBAND AND MOBILE PHONE CHECKER:

For broadband and mobile phone information please see the following website:
www.checker.ofcom.org.uk

COUNCIL TAX BAND:

Council Tax Band C.

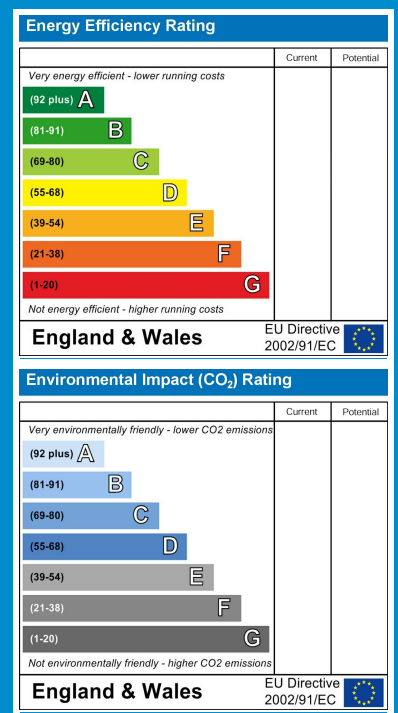
FOR CLARIFICATION:

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances & specific fittings. Room sizes cannot be relied upon for carpets and furnishings.

VIEWING ARRANGEMENTS:

All appointments are to be made through TAYLOR ENGLE.





We are open 8.45 a.m - 5.45 p.m weekdays 9.00 a.m - 5.30 p.m Saturdays

These particulars are issued on the strict understanding that all negotiations are conducted through Taylor Engley. They do not constitute whole or part of an offer or contract. They are believed to be correct but are not to be relied on as statements and representations of fact and their accuracy is not guaranteed.

Any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.

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